

**BOSLEY JAMES & CHARITY/
7793 VALLEY VIEW TRAIL
MACCLENNY, FL 32063**

23-1N-23-034D-0051-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
																			VALUATION BY					STANDARD										
																			Tax Group: 6					Tax Dist:										
																			BUILDING MARKET VALUE					0										
																			TOTAL MARKET OB/XF VALUE					0										
																			TOTAL LAND VALUE - MARKET					89,690										
																			TOTAL MARKET VALUE					89,690										
																			SOH/AGL Deduction					34,427										
																			ASSESSED VALUE					55,263										
																			TOTAL EXEMPTION VALUE					0										
																			BASE TAXABLE VALUE					55,263										
																			TOTAL JUST VALUE					89,690										
																			NCON VALUE					0										
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE					79,720										